



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: April 1, 2015

Hearing Body: Planning Commission

Project Name:	Millikan / Hocken Land Use and Zoning Map Amendments
Case File No.:	CPA2015-0001 / ZMA2015-0001
Summary of Application:	<p>The City proposes to amend the Land Use Map and Zoning Map to implement City land use and zoning for four (4) parcels annexed in March 2005. The properties are currently designated Interim Washington County Industrial. The parcels are within a station community, as identified on the County's "Station Community Boundaries" map under <i>Policy 40, Regional Planning Implementation</i> of the County's Comprehensive Framework Plan for the Urban Area. The proposal would implement the City's Station Community (SC) land use designation and the City's Station Community – Employment (SC-E) zoning district for the four (4) subject parcels. The SC-E zoning district includes two sub areas; this proposal recommends Sub Area 1.</p> <p>The proposal implements Beaverton's most similar land use designation to the County's <i>Policy 40</i> and implements Beaverton's most closely matched zoning district to the existing uses of the parcels under the SC land use designation. No new development is proposed as part of these applications.</p>
Location:	<p>3725 SW Hocken Avenue; 13475 / 13515 / 13555 SW Millikan Way; 13955 SW Millikan Way; 14523 SW Millikan Way</p> <p>The subject parcels are located adjacent to the light rail line, south of the SW Terman Road, east of SW Murray Boulevard and west of SW Hocken Avenue. The parcels are identified as Tax Lot 700 on the Washington County Tax Assessor's Map 1S109-DC; Tax Lots 100 and 200 on the Washington County Tax Assessor's Map 1S109-CD; and Tax Lot 100 on the Washington County Tax Assessor's Map 1S109-CB.</p>
Zoning & NAC:	Interim Washington County Industrial zone / Central Beaverton NAC
Applicable Criteria:	Criteria for the Comprehensive Plan Map Amendment are listed in Section 1.5.1 of the Comprehensive Plan. The specific criteria for the Zoning Map Amendment are contained in Development Code Section 40.97.15.4.C <i>Discretionary Annexation Related Zoning Map Amendment</i> .
Hearing Place and Time:	City Council Chambers, First Floor, The Beaverton Building, 12725 SW Millikan Way, April 1, 2015 , beginning at 6:30 p.m.
Staff Contact:	Cassera Phipps 503.526.2247 / cphipps@BeavertonOregon.gov

Due Date for Written Comments: Friday, March 20, 2015 at 5:00 p.m.

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be delivered to the Planning Commission prior to the hearing, correspondence needs to be received by **Friday, March 20, 2015**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits after March 20, 2015 and before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost a minimum of seven (7) calendar days before the public hearing. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Planning Division Counter of the Community Development Department located on the 4th floor of The Beaverton Building, 12725 SW Millikan Way. Office hours are 7:30 a.m. to 4:00 p.m. Monday through Friday. A copy of the staff report may also be viewed on-line at <http://apps.beavertonoregon.gov/DevelopmentProjects/>

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2222/VOICE/TDD.